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**ROBERTSON  
PHILLIPS**  
Estate Agents



Argent House, 30 The Avenue,

£595,000



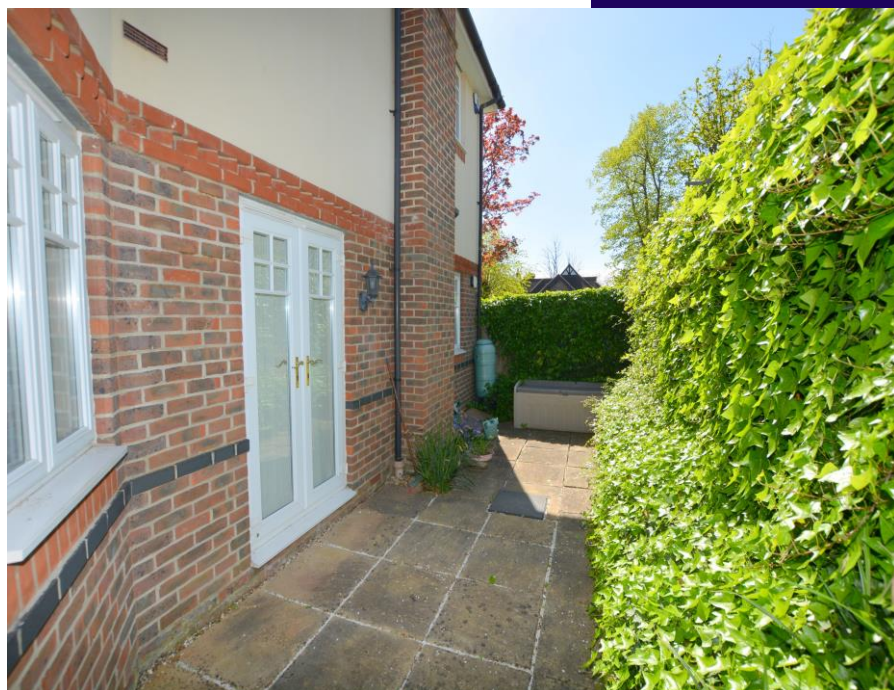
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A superb Two Bedroom, Two Bathroom Luxury Apartment situated in this prestigious development positioned within easy reach of local shops, fine dining restaurants and transport links including Hatch End Overground station.

Ideal for a professional couple or perhaps buyers downsizing. The property features a spacious entrance hall, lounge/dining room opening onto a private patio, kitchen/breakfast room with high end appliances and quartz worktops, two double bedrooms (master with en suite shower room) and guest bathroom.

Benefits include video entry phone system, lift to all floors, double glazing, allocated parking, gated entry and long lease. NO UPPER CHAIN.



#### Ground Floor

Hallway 3.63m (11'11") x 2.68m (8'9")

Storage cupboard, door to:

Bathroom 2.39m (7'10") x 1.58m (5'2")

Fitted with three piece with comprising, enclosed shower, pedestal wash hand basin and low-level WC.

Kitchen 14' 6" x 9' 9" (4.42m x 2.97m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer, electric oven, gas hob and extractor hood.

Living Room 22' 1" x 13' 8" (6.73m x 4.16m)

Window to side, box window to front, double door to private patio.

Bedroom 2 13' 2" x 8' 9" (4.01m x 2.66m)

Double bedroom with fitted wardrobe and window to side.



**Bedroom 1 15' 2" x 12' 9" (4.62m x 3.88m)**

Spacious double with fitted wardrobes, window to side and patio doors to patio and garden.

**En-suite 3.89m (12'9") max x 1.84m (6')**

Fitted with three piece suite comprising, pedestal wash hand basin, shower enclosure and low-level WC, door.

**Allocated Parking Space**

**Service Charge**

Annual service charge £2600

Annual Ground rent approx. £541.00

The length of the lease is 105 years as of 2024

**Council Tax Band: E**

**EPC Rating: C**

**Tenure: Leasehold**

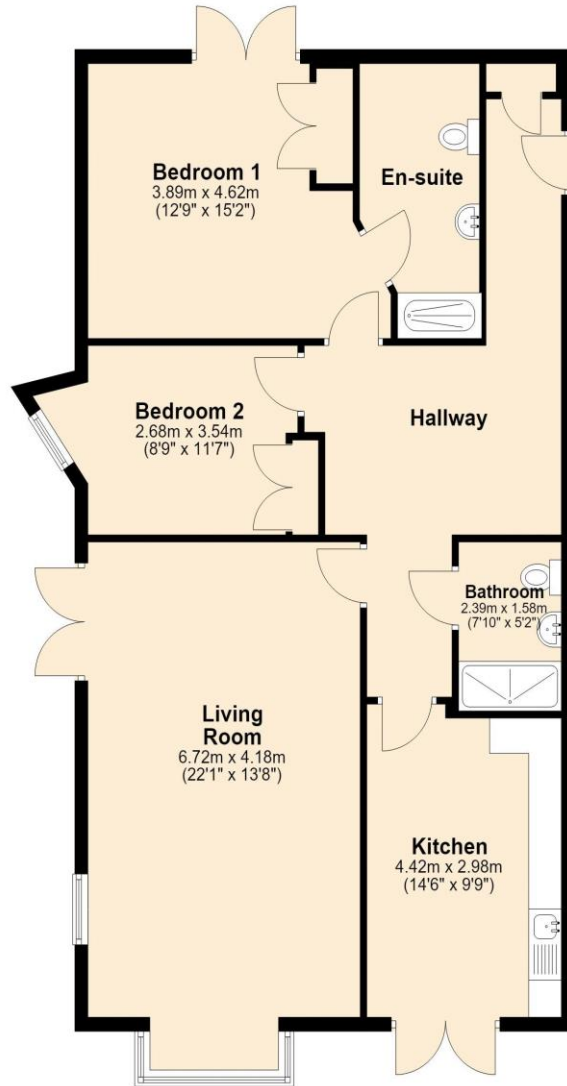


## KEY FEATURES:

- Two Double Bedrooms ● Fitted Kitchen ● Two Bathrooms (inc En-suite) ● Private Patio ● Access to Garden ● Spacious Living Room Opening Onto Private Patio.
- No Chain ● Long Lease

### Ground Floor

Approx. 99.2 sq. metres (1068.0 sq. feet)



Total area: approx. 99.2 sq. metres (1068.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.